



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

January 20, 2017

TECHNICAL STAFF REPORT

Hearing Examiner Hearing of January 30, 2017

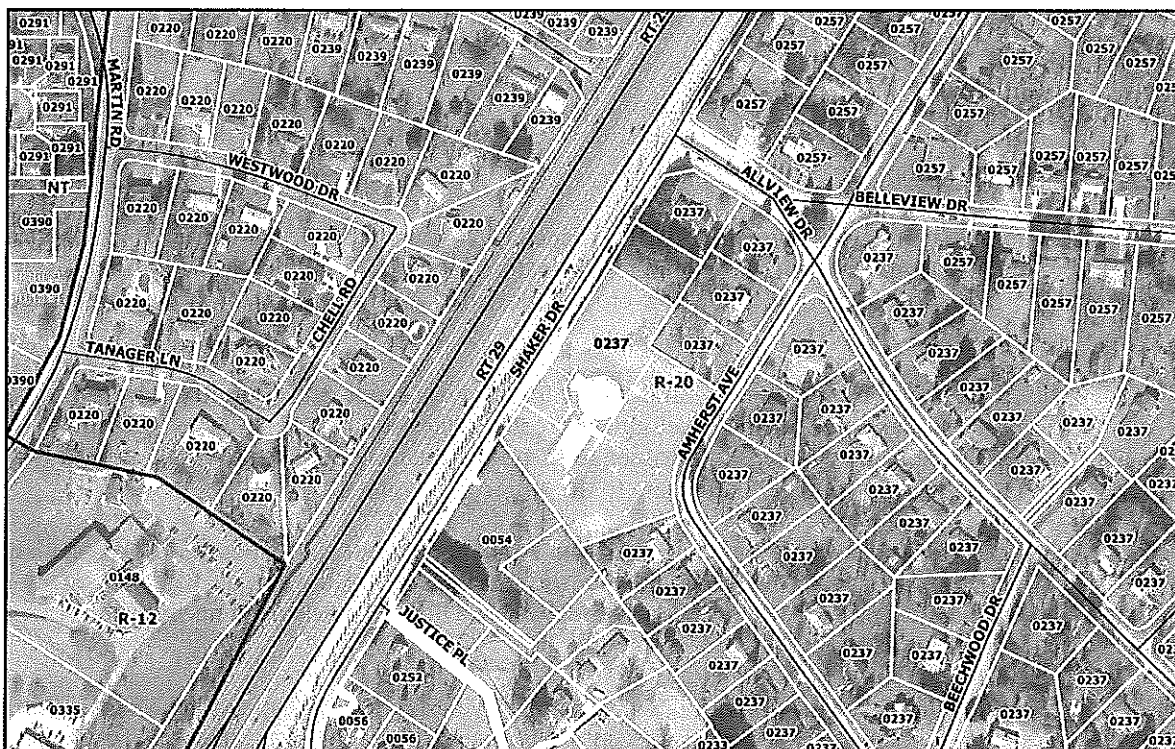
Case No./Petitioner: BA-16-022C&V Christ Memorial Presbyterian Church

Request: Conditional Use for a religious facility (Section 131.0.N.42) and Variances to reduce the 20 foot use setback from a lot line to 14 feet for a drive aisle (Sec. 108.0.D.4.c.(2)), 20 foot use setback from a public street right-of-way to a maximum of 2.5 feet for parking (Sec. 108.0.D.4.b.(2)), and 20 foot use setback from a collector road right-of-way to 6.8 feet for a drive aisle (Sec. 108.0.D.4.a.(2)).

Location: Sixth Election District
West side of Amherst Avenue approximately 385 feet south of Allview Drive
Tax Map 36, Grid 13, Parcel 237, Lot 22; 6410 Amherst Avenue (the "Property")

Area of Site: 3.7 acres

Zoning: R-20 (Residential: Single)



Vicinity-Zoning Map: BA-16-022C&V

NORTH

NOT TO SCALE

I. CONDITIONAL USE AND VARIANCE PROPOSAL

Conditional Use:

The property is the site of Christ Memorial Presbyterian Church (the "Church"), a 23,427 square foot existing religious facility with a stated maximum attendance of 200. In addition to religious services, the facility is used as offices, a preschool for approximately 50 students and ten staff, bible study/prayer groups, Boy Scout troop meetings, and committee/board meetings.

The Petitioner proposes a two-story multi-purpose addition to the west side of the Church and a two-story foyer addition to the east side of the Church, comprising a total square footage of 12,945. The proposed additions will not increase the existing 8,500 square foot assembly area.

The Conditional Use Plan indicates a new 20 space parking lot and two access points from Shaker Drive on the west side of the site ("Shaker Drive Lot") and an existing 132 space parking lot with one access point along Amherst Drive on the east side of the Property.

Variances:

1. Reduce the 20 foot use setback from a collector road right-of-way to 6.8 feet for a drive aisle on the west side of the Property (Sec. 108.0.D.4.a.(2)).
2. Reduce the 20 foot use setback from a lot line to 14 feet for a drive aisle on the north side of the Property (Sec. 108.0.D.4.c.(2)).
3. Reduce the 20 foot use setback from a public street right-of-way to no less than 2.5 feet for parking along the south and east sides of the East Lot (Sec. 108.0.D.4.b.(2)).

II. BACKGROUND INFORMATION

A. Site Description

The Property is a 3.7 acre irregularly shaped site bounded by Shaker Drive on the west and Amherst Avenue on the east. When the original petition was filed, the Property comprised Lots 3-6 & 10-12. Subsequently, the lots were resubdivided and recorded as Lot 22 with Record Plat 23857 on July 12, 2016.

The 23,427 square foot Church building comprises a six-sided building situated approximately 76 feet east of Shaker Drive and an elongated rectangular section extending to the south. Along the Shaker Drive frontage there is a passenger drop-off lane and a sidewalk leading to the building. However, there is no vehicular access to the site from Shaker Drive.

Two existing driveways provide access from Amherst Avenue to the East Lot. The south entrance will continue to be used and the north entrance will be removed. This lot comprises approximately 165 existing spaces (although the CUP Site Analysis Data indicates 153 existing spaces).

On the north side of the Church is an existing play area within an open lawn. To the north of the play area is a shed which encroaches into the required 10 foot side setback. The CUP indicates

the play area will be relocated to the south side of the proposed driveway and the shed will be relocated to comply with the setback.

On the south side of the Church are two sheds and a volleyball court within an open lawn with scattered trees.

The site's topography rises gently from the Church to Shaker Drive and descends from the central portion of the Church to the east side of the site.

B. Vicinal Properties

All vicinal properties are zoned R-20.

West: Shaker Drive adjoins the west side of the Property and further to the west is northbound US 29.

East: Amherst Avenue adjoins the east side. Lots across Amherst Avenue are improved with single-family detached dwellings.

North: Allview Estates, Lot 2 adjoins the northwest side of the Property. This 0.43 acre unimproved, partially wooded lot is owned by the Petitioner.

Allview Estates, Lot 9 (Lot 9) adjoins the northeast side of the Property. The dwelling on this lot is situated approximately 30 feet from its south lot line. An approximately six foot board on board privacy fence runs along the south and west lot lines.

South: Allview Estates, Lot 13, adjoins the southeast side of the Property. The dwelling on this lot is situated approximately 23 feet from its north lot line. Trees and shrubs run along the north lot line.

Parcel 54 adjoins the southwest side of the Property. This 1.91 acre unimproved, partially wooded lot is owned by the Petitioner. This parcel is listed as HO-723 on the Howard County Historic Sites Inventory. However, the Maryland Historical Trust Review concluded that the 1949 bungalow on the site was not National Register eligible and the house has since been demolished.

C. Roads

Shaker Drive is a Major Collector with two travel lanes and approximately 30 feet of paving within a 54.5 foot right-of-way. The posted speed limit is 30 miles per hour. Amherst Avenue is a local road with two travel lanes and variable paving width within a 50 foot right-of-way. The posted speed limit is 25 miles per hour.

The estimated sight distance from the existing Amherst Avenue driveway entrance that will continue to be used is approximately 600 feet to the intersection with Allview Drive to the north and approximately 800 feet to intersection with Beechwood Drive to the south.

According to data from the Department of Public Works, the traffic volume on Shaker Drive north of MD 32 was 3,021 ADT (average daily trips) as of January, 2008. There is no available traffic data for Amherst Avenue.

D. Water and Sewer Service

The Property is within the Metropolitan District and is within the Planned Service Area of the Howard County Water and Sewerage Master Plan. The Property is served by public water and sewer facilities.

E. General Plan

The Property is designated Established Community on the Designated Place Types Map of PlanHOWARD 2030.

Shaker Drive is depicted as a Major Collector on the Functional Road Classification Map of PlanHOWARD 2030. Amherst Avenue is depicted as a local road on this same map.

F. Agency Comments

The Division of Land Development commented that a Site Development Plan is required; the project is subject to forest conservation obligations; the limit of disturbance cannot encroach within the critical root zone of specimen tree #4 and that the tree must be protected in accordance with noted Regulations; landscaping is required in accordance with the Landscape Manual; outdoor lighting must comply with Section 134.0; and the CUP dated August 24, 2016 must be revised to delineate parking spaces.

The Development Engineering Division recommended that the setback along Amherst Avenue and the southern property line be reduced to no less than five feet to allow for landscaping.

The Department of Fire and Rescue commented that the owner should consider adding fire sprinklers to the addition and existing property.

The Department of Recreation and Parks and the Department of Inspections, Licenses and Permits had no comments on the petition.

III. ZONING HISTORY

- As early as the 1961 Zoning Regulations, churches were permitted as a matter of right in the R-20 District.
- The Property was zoned R-20 as early as 1966 and has retained this zoning to date.
- The 1970 Howard County aerial photography map depicts the Property as unimproved. The next available aerial photography map, dated 1977, depicts the Property as improved in virtually the same configuration as currently exists. Additionally, the Maryland Department of Assessments and Taxation records indicate the building was constructed in 1972. Therefore it is feasible to conclude the Church was constructed circa 1972.

- The 1977 Zoning Regulations permitted churches as a Special Exception in the R-20 District. Because the Church was constructed prior to 1977, it is deemed to be a legal nonconforming use as of the 1977 Comprehensive Zoning Plan; however, the nonconforming use status will become obsolete should the Conditional Use be approved.
- There are no prior Board of Appeals cases or Site Development Plans for the Property. Site Development Plan 17-021 is currently in the review process.

IV. EVALUATION AND CONCLUSIONS

A. Evaluation of petition according to Section 131.0.B. of the Zoning Regulations (general criteria for Conditional Uses):

1. *The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.*

Property is designated Established Community on the Designated Place Types Map of the PlanHoward 2030 General Plan. Shaker Drive is depicted as a Major Collector on the Functional Road Classification Map of the PlanHoward 2030 General Plan. Amherst Avenue is depicted as a local road on this same map.

There are no Howard County General Plan policies that can be related to the proposed use. However, the use has operated on the Property since the 1970s and religious facilities are generally compatible with residential and nonresidential uses.

2. *The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.*

Based on information from the Maryland Department of Assessments and Taxation, the Church has operated on the site since 1972. The additions to the Church will comprise a multi-purpose space and entrance area for current congregants. The proposed additions will not increase the 8,500 square foot assembly area or generate significant additional vehicular trips. The overall intensity and scale of the use is appropriate for the 3.7 acre site. Additionally, the proposed reconfiguration of vehicular access from Amherst Avenue, a local road, to Shaker Drive, a Major Collector, will improve traffic circulation and reduce the impact to residential properties along Amherst Avenue.

3. *The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.*

There is no evidence of atypical adverse effects such as noise, dust, fumes, odors, vibrations, increased lighting, hazards or other physical conditions that would be greater at the subject site than generally elsewhere.

4. *The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject*

site than it would generally elsewhere in the same zoning district or other similar zoning districts.

The proposed building additions will be oriented toward a collector road and an existing parking lot and will be well separated from neighboring residential uses by distance, fencing and existing landscaping. The existing privacy fence on adjoining Lot 9 buffers any headlight glare from the existing and proposed uses. Shrubs are proposed to be installed along the southeast, east and north perimeters of the East Lot.

The location, nature and height of structures, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the development and use of adjacent land and structures more at the subject site than it would generally elsewhere.

5. *The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.*

Section 133.0 of the Zoning Regulations requires ten spaces per 1,000 square feet of assembly area for a religious facility. Based on the 8,500 s.f. assembly area, 85 spaces are required. A total of 152 spaces are provided. The number of parking spaces will be appropriate to serve the particular use. Compliance with Division of Land Development's comments will ensure fencing, parking areas, loading areas, driveways and refuse areas are appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.

6. *The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.*

The petition includes a Stopping Sight Distance Plan and Profile for Amherst Avenue and Shaker Drive and an Intersection Sight Distance Plan and Profile ("Study") for Shaker Drive.

Amherst Avenue:

Visibility from the retained Amherst Avenue drive is approximately 600 feet to the north and approximately 800 feet to the south. Based on existing conditions, the access point on Amherst Avenue is approximately 600 feet from the intersection with Allview Drive to the north and approximately 900 feet from the intersection with Beechwood Drive to the south.

Based on the Study's estimated stopping sight distance of 237 feet to the south and 257 feet to the north for a car going 35 miles per hour, the existing access point on Amherst Avenue appears to provide safe access with adequate stopping sight distance. The ingress and egress drive will provide safe access with adequate sight distance, based on actual conditions.

Shaker Drive:

Visibility from Shaker Drive driveways will be greater than 500 feet to the north and south. The north access point will be approximately 380 feet from the intersection with Allview Drive to the north and approximately 1,320 feet from the intersection with Seneca Drive to the south.

The south access point will be approximately 680 feet from the intersection with Allview Drive to the north and approximately 1,020 from the intersection with Seneca Drive to the south. Because Shaker Drive is a Major Collector, an intersection sight distance analysis was conducted in addition to a stopping sight distance analysis.

Based on the Study's estimated stopping sight distance of 283 feet, and estimated intersection sight distance of 418 feet to the north and 423 feet to the south for a car going 30 miles per hour, the access points on Shaker Drive will provide safe access with adequate stopping sight distance. The proposed ingress and egress drives will provide safe access with adequate sight distance.

7. *The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.*

There are no evident environmentally sensitive areas in the vicinity of the Property. There is no greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

8. *The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.*

As previously noted in this report, adjoining parcel 54 is listed as HO-723 on the Howard County Historic Sites Inventory; however, the house on the site has been demolished.

B. Evaluation of petition according to Section 131.0.N.42 (Specific Criteria for a Conditional Use for Religious Facilities, Structures and Land Used Primarily for Religious Activities):

1. *The minimum lot size in the RC and RR Districts is three acres and the minimum lot size in the other districts is one acre, however, existing religious facilities previously approved as a Special Exception or a Conditional Use are exempted from this requirement. Lot coverage shall not exceed 25% of the lot area.*

The 3.7 acre lot size exceeds the one acre minimum lot size requirement in the R-20 District. The petition states that lot coverage is 21%. However, the Conditional Use Plan indicates a potential error as it states that the building coverage is 1.69 acres, which equates to approximately 45%. Furthermore, the footprint of the largest building floor is stated as 19,606 square feet, which equates to approximately 12%. The Petitioner shall clarify the lot coverage calculation and include this information on the revised Conditional Use and Variance Plan.

2. *Structures may be erected to a greater height than permitted in the district in which it is located, provided that the front, side and rear setbacks shall be increased one foot for each foot by which such structure exceeds the height limitation.*

At approximately 25'-9" feet in height, the structure is below the 34 foot maximum height permitted in the R-20 District.

3. *The access to the facility shall not be on a driveway or private road shared with other uses.*

The existing Amherst Avenue and proposed Shaker Drive access drives are not shared with other uses.

4. This section which concerns parking facilities which are accessory to a religious facility located on a separate lot is not applicable.

C. Evaluation of petition according to Section 130.0.B.2.a of the Zoning Regulations (general criteria for evaluating variances):

1. *There are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these Regulations.*

Variance 1: Reduce the 20 foot use setback from a collector road right-of-way to 6.8 feet for a drive aisle on the west side of the Property (Section 108.0.D.4.a.(2)).

The proposed site design redistributes traffic/parking from the existing entrance on Amherst Avenue to a new parking lot and access drives along Shaker Drive, causing encroachment into the 20 foot use setback.

The north property line runs approximately 167 feet from Shaker Drive to the east then turns for a distance of approximately 100 feet to the south ("Corner"), which results in an irregular lot shape and narrowness of the lot on the north side. The existing church building's location approximately 76 feet from Shaker Drive combined with the sloping topography and shallowness of the lot in the north corner constitute site constraints and unique physical conditions peculiar to the particular lot which result in practical difficulties or unnecessary hardships in complying strictly with the required 20 foot use setback from the Shaker Road right-of-way.

Variance 2: Reduce the 20 foot use setback from a lot line to 14 feet for a drive aisle on the north side of the Property (Section 108.0.D.4.c.(2)).

A proposed drive aisle from Shaker Drive to the existing East Lot extends along the north side of the site and encroaches into the required 20 foot use setback from the north property line adjoining Lot 9. A narrow median between the drive aisles beginning approximately 125 feet from Shaker Drive widens to approximately 10 feet at the point between the Church and the Corner. While the median separates two-way traffic where the driveway meets the exit

from the East Lot, it does not necessarily enhance safety and is not a Design Manual requirement. The median could be eliminated and the drive aisle narrowed without causing any practical difficulty. A standard 24 ft drive aisle would not encroach into the proposed play area, would require less paving, and would align closer to a 90 degree angle with the East parking lot. Therefore, strict compliance with the bulk requirements would not create an unnecessary hardship or practical difficulty.

Variance 3: Reduce the 20 foot use setback from a public street right-of-way to a maximum of 2.5 feet for parking spaces in the East Lot (Section 108.0.D.4.b.(2)).

The parking lot was constructed under the provisions of the 1961 Zoning Regulations which did not require parking use setbacks, therefore the parking lot is legally noncomplying. However, the variance is requested as a precautionary measure.

2. *The variances, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.*

The proposed Shaker Drive access and drive aisle along the north side of the site will improve traffic flow in the community and will not alter the character of the neighborhood.

The East Lot has existed in its current configuration since the 1970s and is a noncomplying use since parking use setbacks were not required at the time of construction. Allowing it to remain in the existing configuration will not alter the character of the neighborhood, will not substantially impair the appropriate use or development of adjacent property and will not be detrimental to the public welfare.

3. *That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.*

The practical difficulties of the noted site constraints related to the lot's topography, irregular shape, narrowness and shallowness have not been created by the owner.

4. *That within the intent and purpose of these Regulations, the variance, if granted, is the minimum variance necessary to afford relief.*


Variances #1 and #3 are the minimum necessary to afford relief within the intent and purpose of the Zoning Regulations. It is not clear that variance #2 is the minimum necessary for relief, as the drive aisle could be minimized or eliminated and still function within the intent and purpose of the regulations.

V. RECOMMENDATION

For the reasons stated above, the Department of Planning and Zoning recommends that the Variance to reduce the 20 foot use setback from a lot line to 14 feet for a drive aisle (Section 108.0.D.4.c.(2)) be **DENIED** and that the Conditional Use for a religious facility (Section 131.0.N.42) and Variances to reduce the 20 foot use setback from a public street right-of-way to a maximum of 2.5 feet for parking (Section 108.0.D.4.b.(2)), and from a collector road right-of-way to 6.8 feet for a drive aisle (Section 108.0.D.4.a.(2)) be **GRANTED** subject to the following conditions:

1. The Conditional Use and Variances shall be conducted in conformance with and shall apply only to the Conditional Use and Variances as described in the petition and as depicted on the Conditional Use plan approved by the Hearing Authority, and not to any other activities, uses, or structures on the Property.
2. In addition to the Division of Land Development's comments, the CUP shall be revised as follows: Revise the title from "Conditional Use Plan" to "Conditional Use and Variance Plan"; add details of the requested variances to the plan; and show the calculation for and the percentage of lot coverage.
3. The shed on the north side of the site must be removed from the setback.

Approved by:


for Valdis Lazdins, Director

1-20-17

Date

NOTE: The file is available for public review at the Department of Planning and Zoning Public Information Counter.



Howard County

Department of Planning and Zoning

Subject: Board of Appeals Case No: BA-16-022C&V
Applicant: Christ Memorial Presbyterian Church
Petition: A conditional use for a religious facility.

A variance to reduce the setback to a residentially zoned property from 20' to 14' along the north side of the property; a variance to reduce the use setback along Amherst Ave. from 20' to 2.5'; a variance to reduce the use setback along the southern property line from 20' to 3.6', and a variance to reduce the use setback along Shaker Drive from 20' to 6.8'.

To: Division of Public Service and Zoning Administration
Department of Planning and Zoning

From: Development Engineering Division
Department of Planning and Zoning

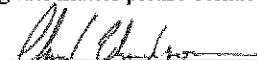
Date: October 24, 2016

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. We recommend the setback along Amherst Avenue and along the southern property line be reduced to no less than 5' to allow for landscaping.
2. The request appears to have no adverse engineering impact on the adjacent properties.
3. All improvements must comply with current Howard County design criteria including APFO requirements and stormwater management.

If you have any questions concerning this matter please contact me at extension 2420.



Chad Edmondson, P.E.
Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works
Philip M. Thompson, Engineer, Development Engineering Division
Tom Butler, Chief, Bureau of Engineering, Department of Public Works
Reading File

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HOWARD COUNTY DEPARTMENT OF FIRE AND RESCUE SERVICES

6751 Columbia Gateway Drive, Suite 400, Columbia, Maryland 21046
410-313-6000

JOHN S. BUTLER, INTERIM FIRE CHIEF • ALLAN H. KITTLEMAN, COUNTY EXECUTIVE

SUBJECT: BA-16-022C&V CHRIST MEMORIAL CHURCH

TO : Chad Edmondson
Planning and Zoning, Engineering
FROM: Assistant Chief Daniel Merson *[Signature]*
Office of the Fire Marshal
DATE: OCTOBER 27, 2016

Howard County Fire and Rescue submits the following comments for your appropriate action:

-The owner should consider adding fire sprinklers to the addition and existing property.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Voice/Relay

Valdis Lazdius, Director

FAX 410-313-3467

Subject: BA-16-022C&V
To: Jeff Goins, Chief
Division of Public Service and Zoning Administration
From: Kent Sheubrooks, Chief
Division of Land Development
Date: January 4, 2017

The Division of Land Development has reviewed BA-16-022C&V and offers the following advisory comments:

1. If the Conditional Use and variance are approved by the Hearing Authority, the applicant will be required to submit a site development plan to the Department of Planning and Zoning, Division of Land Development (DLD) for the site improvements prior to applying for permits with the Department of Inspections, Licenses and Permits.
2. This project is subject to the Forest Conservation Act. The forest conservation obligation will be reviewed with the site development plan application. Be advised, the off-site Limit of Disturbance (LOD) for the stormwater management facility must be included within the forest conservation requirement.
3. The LOD for the proposed two-way access drive cannot encroach within the critical root zone of specimen tree #4. The tree must be protected in accordance with Section 16.1205(a)(7)&(10) of the Subdivision and Land Development Regulations and Appendix G of the Howard County Forest Conservation Manual.
4. Landscaping must be provided in accordance with Section 16.124 of the Subdivision Regulations and the Landscape Manual. The attached email dated 1/3/17 from William Rees- BGE states that no trees shall be planted within 15' of an underground electric line (see attached exhibit showing the locations of underground lines on the subject property).
5. Outdoor lighting must comply with Section 134.0 of the Howard County Zoning Regulations.
6. The Board of Appeals exhibit dated August 24, 2016 does not delineate the parking stalls. The parking stalls should be shown and must meet the requirements of the Howard County Design Manual.

KS/BB

T:\Shared\DLD\Zoning Cases - DLD Review Comments\BA-16-022C&V Christ Memorial Presbyterian Church

Dale Medairy

From: Rees, William T.(BGE) [William.T.Rees@bge.com]
Sent: Tuesday, January 03, 2017 1:48 PM
To: Dale Medairy
Subject: RE: CHRIST MEMORIAL CHURCH
Attachments: SHEET 15 LANDSCAPE.PDF; SHEET 16 LAND DETAILS.PDF

Dale,

Looking at the prints, no plantings will occur near the overhead lines. I did notice some trees slated to be planted near the underground lines (ug). Any trees that when mature will have the ug lines located $\frac{1}{4}$ way or less between the projected dripline edge (for a mature tree of that species) and the tree trunk will create circumstances where the tree roots could be significantly damaged when the lines are replaced or worked upon in the future. Accordingly – and to keep things simple - I suggest that no tree be planted within at least 15' of an ug line.

Please let me know if you have any questions.

Thank you,

Bill

William T. Rees, Jr.
Senior Business Analyst
Vegetation Management Unit
Baltimore Gas and Electric Company

Office Phone - 410-470-6691
Mobile Phone - 443-990-1778

From: Dale Medairy [mailto:dmedairy@fcc-eng.com]
Sent: Tuesday, December 27, 2016 2:36 PM
To: Rees, William T.(BGE)
Cc: danny.l.davis@bge.com
Subject: [EXTERNAL] FW: CHRIST MEMORIAL CHURCH

Here's the landscape plan and detail sheet for your review. This property has an existing overhead power lines from Shaker Drive parallel the southwest boundary with numerous mature trees within the Yellow and Green Zone which are to remain, all the proposed landscaping is outside the Zones. If you have question don't hesitate to call or email.

Dale Medairy





